

44-212-3

**TRANSFER
TAX
PAID**

WARRANTY DEED

Ronda L. Karter of Waterville, State of Maine for consideration paid, grants to Balram Gharte of Waterville, State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, and interest therein, in Waterville, County of Kennebec, and State of Maine, and described as follows:

Unit No. 3 on the First Floor Level on the right rear of the building known as Silver Crest Condominium and consisting of a living room, storage, and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds in Book 2069, Page 265 and an Amendment to Declaration of Condominium recorded in said registry in Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds, File No. C-77194 thru 77198 (which Plan is certified by instrument recorded in Book 2078, Page 62) to which reference may be had for a more particular description of this property here conveyed together with one-ninth (1/9) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of said land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Northwesterly by Silver Street; southwesterly by land formerly of George Gatchell, et als; northeasterly by land formerly of H.L. Kelly, et als; southeasterly by land of now or formerly of Joel Foster, et als; being the same real estate conveyed by George A. Phillips to Orrington C. Holway by deed dated March 25, 1890, and recorded in Kennebec County Registry of Deeds in Book 381, Page 221, to which deed reference may be had for a more particular description.

Subject to the conditions and restrictions as set forth in a deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1890, and recorded in Kennebec County Registry of Deeds in Book 747, Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominiums and also the By-Laws of Silver Crest Condominium Associates, a Maine nonstick corporation which By-Laws are recorded in Kennebec County Registry of Deeds in Book 2069, Page 275.

② BWK

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Subject to the terms of the Declaration of Silver Crest Condominium as amended as referenced in the deed to Ronda L. Karter recorded in Book 7437, Page 20 in the Kennebec County Registry of Deeds.

Being the same premises conveyed to Ronda L. Karter by deed of David L. Roy and Linda M. Daunt dated June 2, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7437, Page 20.

WITNESS my hand and seal on March 31, 2005.

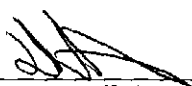

WITNESS


Ronda L. Karter

March 31, 2005

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named Ronda L. Karter and acknowledged the foregoing instrument to be her free act and deed.

Before me, 
Notary Public

DAVID R. WHITTIER
My Commission Expires
August 30, 2007

SEAL

Received Kennebec SS.
04/01/2005 8:32AM
Pages 2 Attests
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS